



69 Alexander Crescent, Oakham, LE15 6LA

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Semi Detached Family Home
- Three Generous Bedrooms
- In Need of Modernisation Throughout
- Open Plan Living & Dining Room
- Private Driveway & Integral Garage
- Popular Location within Residential Location
- Ideal First Home / Investment Opportunity
- No Onward Chain
- EPC Rating E
- Freehold

£210,000





Offered for sale with no onward chain and requiring modernisation throughout is this semi-detached family home boasting an extended ground floor including an open plan living & dining area, kitchen and utility/boot room. Ideally positioned within the popular residential area in Oakham, within easy walking distance to popular primary and secondary schools. The property sits within a desirable plot with a private drive, and integral garage along with front and rear gardens. This fantastic property would make a great renovation opportunity and should be viewed at the earliest opportunity.



As you approach the property from the front, the entrance hall has a useful storage cupboard and stairs lead to the first-floor landing. The entrance hall leads into the living area which has a large front-facing window and a feature fireplace. An opening leads through to the extended dining area with patio doors leading to the rear garden. The kitchen is accessible from the entrance hall or dining room and offers a spacious area with views over the rear garden. A useful boot room/utility area is accessed from the kitchen and provides entry to the rear garden and single garage. From the first floor landing you have three spacious bedrooms and the family bathroom.



As you approach the property from the front, the hardstanding driveway provides off-road parking for two vehicles and leads to the integral single garage. The rear garden has a paved patio area leading from the house.

Entrance Hall 4.42m x 1.83m (14'6" x 6'0")

Living Room 4.86m x 3.32m (15'11" x 10'11")

Dining Room 5.52m x 2.61m (18'1" x 8'7")

Kitchen 5.33m x 2.51m (17'6" x 8'2")

Utility Room 2.6m x 2.43m (8'6" x 8'0")

First Floor Landing 2.94m x 2.24m (9'7" x 7'4")

Bedroom One 3.93m x 3m (12'11" x 9'10")

Bedroom Two 3.29m x 3m (10'10" x 9'10")

Bedroom Three 2.4m x 2.2m (7'11" x 7'2")

Bathroom 2.19m x 1.76m (7'2" x 5'10")

Garage 4.63m x 2.52m (15'2" x 8'4")

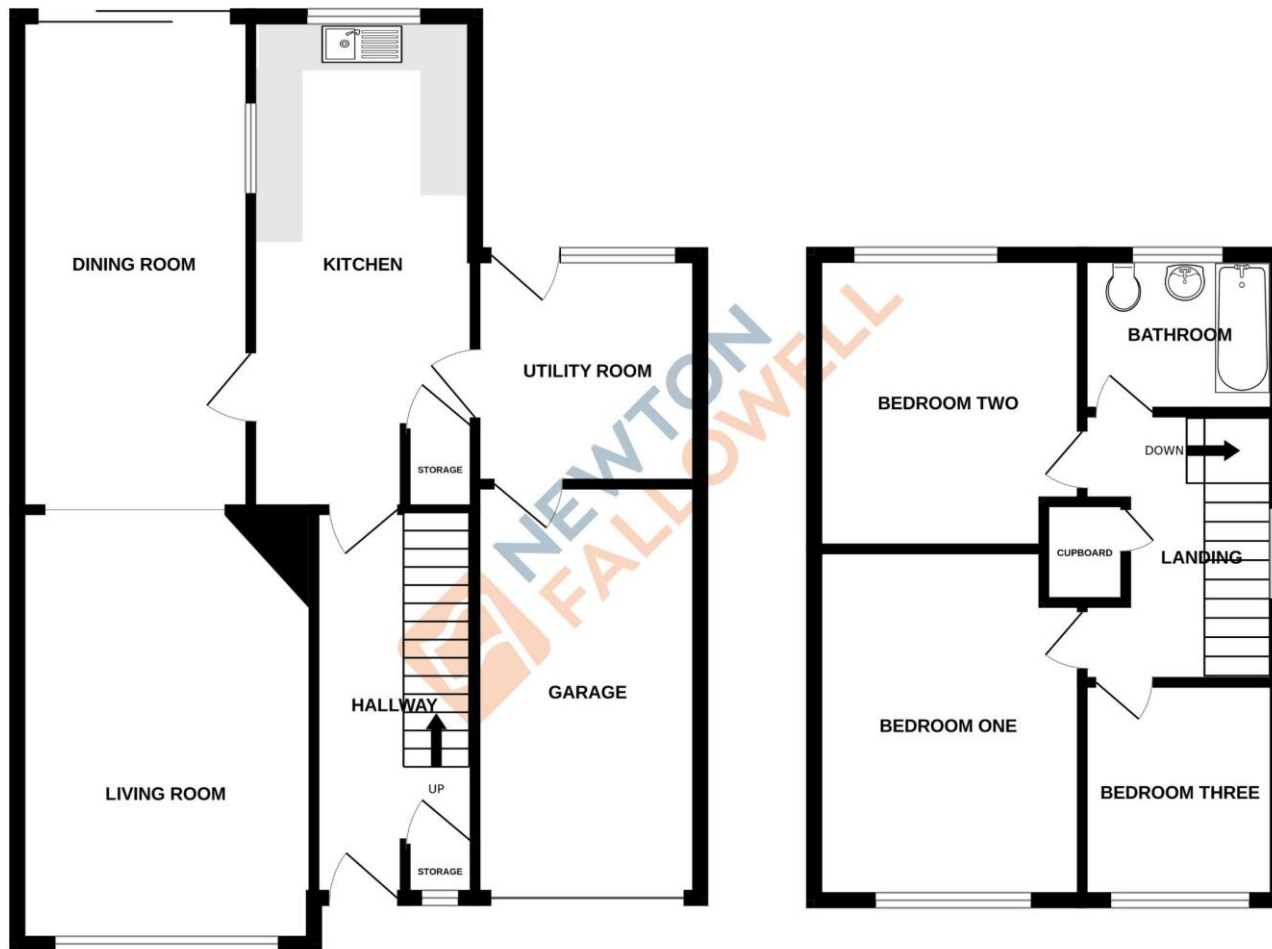
#### Agents Note

A structural defect report from 2023 is available for any prospective purchaser to review prior to making a commitment purchase. The report in brief gives detailed recommendations on the visual cracks within the property and recommends a period of monitoring.



GROUND FLOOR  
752 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland CC  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.